

## DEVELOPMENT REVIEW COMMISSION MARCH 25, 2008

Harry E. Mitchell Government Center  
Tempe City Hall - City Council Chambers  
31 E. 5<sup>th</sup> Street, Tempe, AZ 85281  
6:00 PM

### COMMISSION PRESENT

Vanessa MacDonald, Chair  
Mike DiDomenico  
Monica Attridge  
Dennis Webb  
Mario Torregrossa  
Peggy Tinsley  
Paul Kent

### CITY STAFF PRESENT:

Lisa Collins, Deputy Development Services Manager  
Ryan Levesque, Senior Planner  
Diana Kaminski, Senior Planner  
Chris Anaradian, Development Services Manager (audience)  
Neil Calfee, Deputy Community Development Manager (audience)

Chair MacDonald called the meeting to order at 6:00 p.m., including introduction of Commission and City staff.

#### 1. **CONSIDERATION OF MEETING MINUTES: JANUARY 22, 2008**

On a motion by Commissioner Webb and seconded by Commissioner Torregrossa, the Commission with a vote of 6-0 (Commissioner Kent abstaining) approved the minutes of January 22, 2008.

### CONSENT AGENDA

Item Nos. 2 and 3 were placed on the Consent Agenda at Study Session. Seeing no opposition by the public, Chair MacDonald called for the question:

On a motion by Commissioner Tinsley and seconded by Commissioner Torregrossa, the Commission with a vote of 6-0 (Commissioner DiDomenico abstaining) approved the Consent Agenda with all conditions recommended by staff in the following reports:

2. Hold a public hearing for **CAMPUS SUITES ON THE RAIL (PL070312)** (Gordon Phillips, Campus Suites on the Rail LLC., owner/Brian Hensley, Coe & Van Loo, applicant) for a Preliminary Subdivision Plat on +/- 6.7 net acres, within the MU-4, Mixed-Use High Density Zoning District within the Transportation Overlay District, located at 1900 East Apache Boulevard. The request includes the following:

**SBD08004** – Preliminary Subdivision Plat to combine four parcels into one +/- 6.7 net acre lot.

STAFF REPORT: [DRCr\\_CampusSuites\\_032508.pdf](#)

3. Request for **LAKES TOWNE CENTER PHASE II (PL080043)** consists of the second phase of a series of single-story retail buildings consisting of Shops B, 12,842 s.f. of the total approximately 189,375 s.f. on 16 net acres, in the PCC-2, Planned Commercial Center General Zoning District, located at 777 East Baseline Road. The request includes the following:

**DPR08035** – Development Plan Review including site plan, building elevations and landscape plan for Phase II Shops B.

STAFF REPORT: [DRCr\\_LakesTowneCenter\\_032508.pdf](#)

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### **REGULAR AGENDA**

The Commission moved on to the public portion of the hearing:

4. Request for **M7 MIXED USE DEVELOPMENT (PL060681)** (Mario Sanchez, Tempe Mill LLC, property owner; Manjula Vaz, Gammage & Burnham, applicant) consisting of a mixed-use development for three buildings, including ground floor commercial, a seventeen story hotel with conference center, two-twenty six story residential towers and underground parking within approximately 1,258,000 s.f. of total building on 1.73 acres, located at 701 South Mill Avenue in the CC, City Center District and in the Transportation Overlay. The request includes the following:

**PAD07004 – (Ordinance No. 2008.12)** Planned Area Development Overlay to modify development standards to allow a building height increase from 50' to 195' for the hotel building and 306' for two residential buildings; a reduction in the TOD required parking from 1,618 to 1,129 spaces.

**THIS CASE WAS CONTINUED FROM THE MARCH 12, 2008 HEARING.**

STAFF REPORT: [DRCr M7 032508.pdf](#)

This case was presented by Ryan Levesque and represented by Manjula Vaz and Michael Rumpletin.

Dennis Webb: Why was the City's Shared Parking Module not used?

Neil Calfee: The parking study that the applicant used is not any different than the City's; they are both based on the ULI. We were very comfortable with their analysis and didn't feel the need to come back in with a parallel model.

Monica Attridge: The guest parking was lowered from 74 to 19 spaces, just confirming that we are speaking about "guests" being guests of the residents living there?

Ryan Levesque: Yes. There is also general public parking that they can utilize.

Carolyn Graznow: Walker gives a brief presentation on the shared parking module used for this project. Chad Snyder presents the parking module study as it relates to this specific site.

Mike DiDomenico: What if the assumptions changed? Did you do a sensitivity study?

Snyder: Typically we meet with different departments in the City, such as Traffic to get their feedback because a lot of the assumptions are based on the local understanding of their situation. Our sensitivity analysis was based on the City's understanding of their driving ratios.

Webb: How do you know your numbers are correct?

Graznow: These are numbers that have been tested nationally and although every market has its idiosyncrasies; overall we have studied enough land uses throughout the country and over time to know that there are fairly clear patterns.

Paul Kent: Are the valet spots reserved for hotel guests only?

Manjula Vaz: No, they are valet only but the public may park there as well.

Mario Torregrossa: Can you explain the green roof? Watering, etc.

Mike Rumpletin: We have not gotten that far in the design yet. We are looking at a couple of different systems.

Chair MacDonald opens hearing to public input.

Two citizens spoke in opposition to this project with concerns regarding parking and developer commitment for fear of another vacant site without development.

Chair MacDonald closes the hearing to public input.

Webb: I think it's a fabulous project and I appreciate The Walker Group and Neil Calfee coming in to explain the shared parking model. I am still not convinced parking is adequate for the project.

Kent: I like the project and I feel more comfortable now that we have heard from the City agreeing with the parking study.

Peggy Tinsley: I agree, the concept drawings are impressive and I think we have to agree and go with the professionals are telling us in regards to parking.

Torregrossa: I think parking is adequate; I'm concerned with the height.

DiDomenico: I like the use and the density.

Attridge: I like this project very much and am feeling much more comfortable with the parking situation given tonight's presentation.

Chair MacDonald: I really like this project and thank you to staff and the applicant for coming down tonight and walking us through the parking concerns we had from the last meeting.

On a motion by Commissioner DiDomenico and seconded by Commissioner Tinsley, the Commission with a vote of 6-1 (Commissioner Webb opposed) recommended approval of the Planned Area Development Overlay.

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5. ANNOUNCEMENTS – NONE

Prepared by: Lisa Lathrop, Administrative Assistant II  
Reviewed by: Lisa Collins, Deputy Development Services Manager

A handwritten signature in black ink, appearing to read "Lisa Collins", written in a cursive style.

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Lisa Collins  
Deputy Development Services Manager